

LOT 29
IN OR 608 PG 1276
OCEAN RIDGE PB 5/103 & 104

RATTI PETER H & CATHY
191 WILSON ROAD
JACKSON, GA 30233

2023

00-00-31-155R-0029-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 80
Roof Cover	11 SLATE 20
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1075.00
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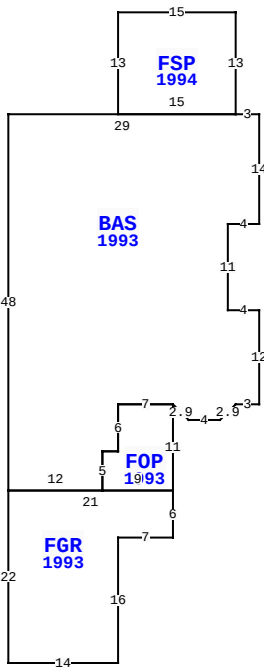
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	132,809
FGR	350	55	192	19,676
FOP	87	30	26	2,664
FSP	195	40	78	7,993

TOTALS	1,928	1,592	163,143
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EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	1,592	144.1780	122.55	195,100	1988	1988	0	0	16.38	83.62
1 SFR PATIO - 0% - 0											
Heated Area: 1296											
HX Base Yr											



145 IBIS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1988	1988	3	57	1,741	
100	1988	1988	3	57	489	

TOTAL OB/XF		2,230
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			163,143
TOTAL MARKET OB/XF VALUE			2,230
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			415,373
SOH/AGL Deduction			83,405
ASSESSED VALUE			331,968
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			331,968
TOTAL JUST VALUE			415,373
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100850	REPAIR/RRF	4,000	05/24/2010
2287	NEW CONSTR	2,400	12/15/1988
5007	NEW CONSTR	57,680	09/12/1988

SALES DATA	
OFF RECORD Number	DATE
0608/1276	10/03/1990
GRANTOR: DESANTIS ALBERT JR	
GRANTEE: RATTI PETER & CATHY	
0559/1013	12/27/1988
GRANTOR: ALMAND CONSTRUCTION	
GRANTEE: DESANTIS ALBERT A J	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W3 FSP=[YR=1994] N13 W15 S13 E15\$ W29 S48	
FGR=[YR=1993] S22 E14 N16 E7 N6 FOP=[YR=1993] N11 W7 S6 W2 S5	
E9\$W21\$E12N5 E2 N6 E7 D2 R2 E4 U2 R2 E3 N12 W4N11 E4	
N14\$.	